

114.0

0009

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
851,200 / 851,200
851,200 / 851,200
851,200 / 851,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
129		OVERLOOK RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	VARTABEDIAN EDWARD MICHAEL	
Owner 2:	COUGHLIN KATHLEEN	
Owner 3:		

Street 1:	129 OVERLOOK RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER	
Owner 1:	SPOFFORD GEORGE/SANTORO LISA -
Owner 2:	-

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains .132 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2512 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS

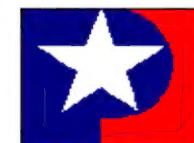
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5762		Sq. Ft.	Site		0	70.	1.03	5									415,001						415,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5762.000	436,200		415,000	851,200		73501
							GIS Ref
							GIS Ref
							Insp Date
							10/23/19



USER DEFINED

Prior Id # 1:	73501
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 08:08:14
Prior Id # 2:	
Prior Id # 3:	
Last Rev Date:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	436,200	0	5,762.	415,000	851,200		Year end	12/23/2021
2021	101	FV	423,600	0	5,762.	415,000	838,600		Year End Roll	12/10/2020
2020	101	FV	423,700	0	5,762.	415,000	838,700		Year End Roll	12/18/2019
2019	101	FV	179,100	3700	5,762.	420,900	603,700	603,700	Year End Roll	1/3/2019
2018	101	FV	179,100	3700	5,762.	314,200	497,000	497,000	Year End Roll	12/20/2017
2017	101	FV	179,100	3700	5,762.	284,600	467,400	467,400	Year End Roll	1/3/2017
2016	101	FV	179,100	3700	5,762.	272,700	455,500	455,500	Year End	1/4/2016
2015	101	FV	168,900	3700	5,762.	231,200	403,800	403,800	Year End Roll	12/11/2014

Parcel ID

114.0-0009-0001.0

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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPOFFORD GEORGE	57265-351		8/8/2011		370,500	No	No		
ALBANESE CHARLE	32344-277		2/8/2001		359,500	No	No		
WRIGLEY ALAN A/	29674-20		1/15/1999		262,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2018	943	Addition	300,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2019	Measured	DGM	D Mann
10/23/2019	Left Notice	DGM	D Mann
10/23/2019	Permit Visit	DGM	D Mann
10/1/2018	MEAS&NOTICE	BS	Barbara S
9/25/2017	Measured	DGM	D Mann
6/28/2012	External Ins	BR	B Rossignol
4/2/2009	Measured	372	PATRIOT
3/14/2000	Inspected	197	PATRIOT
2/16/2000	Measured	263	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	6 - Colonial			Full Bath:	2	Rating:	Very Good															
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good															
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	1 - Gable			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good															
Color:	BEIGE			A Kits:		Rating:																
View / Desir:				Fpl:	1	Rating:	Average															
GENERAL INFORMATION				WSFlue:		Rating:																
Grade:	C - Average			CONDOS INFORMATION																		
Year Blt:	1927	Eff Yr Blt:		Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct:	G20	Fact:	.	Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL:	STD			Phys Cond:	GV - Good-VG	10.	%	Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	6	3										
Sec Int Wall:		%		Economic:			%	Additions:														
Partition:	T - Typical			Special:			%	Kitchen:														
Prim Floors:	3 - Hardwood			Override:			%	Baths:														
Sec Floors:		%		Total:		10.8	%	Plumbing:														
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ:	130.00			Heating:														
Bsmnt Gar:				Size Adj.:	1.19347823			General:														
Electric:	3 - Typical			Const Adj.:	0.98990101			COMPARABLE SALES														
Insulation:	2 - Typical			Adj \$ / SQ:	153.585			Rate	Parcel ID	Typ	Date	Sale Price										
Int vs Ext:	S			Other Features:	112500																	
Heat Fuel:	1 - Oil			Grade Factor:	1.00																	
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																	
# Heat Sys:	1			NBHD Mod:																		
% Heated:	100	% AC:		LUC Factor:	1.00																	
Solar HW:	NO	Central Vac:	NO	Adj Total:	489013																	
% Com Wal		% Sprinkled		Depreciation:	52813																	
				Depreciated Total:	436200																	
MOBILE HOME				WtAv\$/SQ:		AvRate:																
Make:		Model:																				
SPEC FEATURES/YARD ITEMS				Serial #:																		
												PARCEL ID 114.0-0009-0001.0				IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
More: N	Total Yard Items:					Total Special Features:												Total:				